

083.0

0004

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

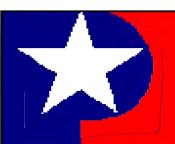
686,400 / 686,400

USE VALUE:

686,400 / 686,400

ASSESSED:

686,400 / 686,400


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
71		ALPINE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LAPONTE CHRISTOPHER	
Owner 2: ALLEN REBECCA	
Owner 3:	
Street 1: 71 ALPINE ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

NARRATIVE DESCRIPTION	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

SALES INFORMATION	TAX DISTRICT	Parcel ID
		083.0-0004-0002.0

PREVIOUS ASSESSMENT	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

OTHER ASSESSMENTS	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PROPERTY FACTORS	Code	Descrip/No	Amount	Com. Int

ITEM Factors	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)	Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
	101	One Family		5269		Sq. Ft.	Site		0	70.	1.10	6									404,651						404,700	

Total AC/HA: 0.12096

Total SF/SM: 5269

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 404,651

Spl Credit

Total: 404,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

Total Card / Total Parcel

686,400 / 686,400

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**EXTERIOR INFORMATION**

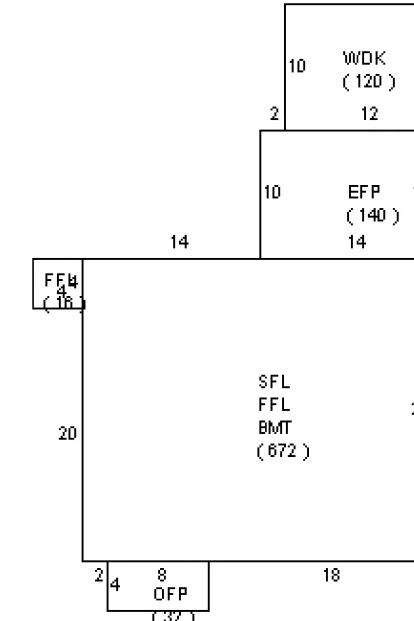
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average
WSFlue:		Rating:

**COMMENTS**

PDAS. OF = SINK IN BMT.

**SKETCH**

Sum Area By Label:  
 SFL = 672  
 FFL = 688  
 BMT = 672  
 WDK = 120  
 EFP = 140  
 OFP = 32

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1928
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total: 18.6 %

**CALC SUMMARY**

Basic \$ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj \$ / SQ:	171.990
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	346049
Depreciation:	64365
Depreciated Total:	281684

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:		Ind.Val	
Juris. Factor:			Before Depr:	171.99
Special Features:	0		Val/Su Net:	121.21
Final Total:	281700		Val/Su SzAd	207.13

**PARCEL ID**

PARCEL ID 083-0004-0002.0

**MOBILE HOME**

Make: [ ] Model: [ ] Serial # [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

**SKETCH**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
FFL	First Floor	688	171.990	118,329						
BMT	Basement	672	51.600	34,673						
SFL	Second Floor	672	171.990	115,578						
EFP	Enclos Porch	140	45.740	6,403						
WDK	Deck	120	14.050	1,686						
OPF	Open Porch	32	43.120	1,380						
	Net Sketched Area:	2,324		278,049						
	Size Ad	1360	Gross Area	2324	FinArea	1360				

**IMAGE**

**AssessPro Patriot Properties, Inc**